

Item # _____

Prepared by: _____ Gloria Kelly
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF TWELVE (12) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0002, 0005, 0103, 0203, 0206, 0403, 0405, 0406, AND 0503, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$36,300.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired twelve (12) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0002, 0005, 0103, 0203, 0206, 0403, 0405, 0406, and 0503, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said twelve (12) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned twelve (12) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0002, 0005, 0103, 0203, 0206, 0403, 0405, 0406, and 0503, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$36,300.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

Joe Ford, Interim Shelby County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of twelve (12) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0002, 0005, 0103, 0203, 0206, 0403, 0405, 0406, and 0503. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these twelve (12) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchases

Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

N/A

EXHIBIT "A"									
EXHIBIT #	TAX SALE	WBP	ADDRESS LOT SIZE	ZONING CODE	TOTAL TAXES AND FEES	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
137	0503	00112500000210	High St. 44' x 92' x 103'	MU	\$7,208.53	Taylor Brown, Inc.	\$400.00	\$400.00	Investment
1100	0405	02100500000030	921 Jehl Place 40' x 127'	MDR	\$4,050.17	Archie Lee Meadors	\$4,000.00 House	\$4,000.00	Investment
1729	0503	02110700000140	753 Alaska St. 30' x 100'	RD	\$3,705.73	Roy Kent	\$3,000.00 House	\$3,300.00 Bid Off	Investment
3647	0103	02502200000120	571 Wicks Ave. 25' x 104'	RMM	\$2,005.71	Cisiro Perry	\$2,000.00 House	\$2,000.00	Investment
11191	0005	02700200000510	1049 Tully St. 50' x 200'	COMM	\$13,699.47	Mack Mathews & Derrick Doty	\$6,000.00 House	\$10,000.00 Bid Off	Investment
11179	0002	03704000000320	Forrest Ave. 25' x 75'	RES	\$1,089.83	Binghampton Development Corporation	\$1,200.00	\$500.00	Investment
5078	0403	03704000000340	2955 Forest Ave. 20' x 75'	RS-6	\$4,453.45	Binghampton Development Corporation	\$700.00	\$500.00	Investment
5512	0206	0370400000070C	2948 Broad Ave. 40' x 75'	C-L	\$5,987.86	Binghampton Development Corporation	\$2,000.00	\$1,000.00	Investment
7400	0203	0440020000004C	Vandalia St. (Rear) 50' x 145'	C-H	\$602.72	Binghampton Development Corporation	\$1,000.00 Landlocked	\$500.00	Investment
11010	0406	0710480D000090	2188 Durham Dr. 79' x 130'	RS-6	\$14,698.91	Tanya Robinson	\$6,000.00 House	\$8,100.00 Bid Off	Investment
16019	0503	07911900000180	1338 Abernathy St. 70' x 130'	RS-6	\$14,179.65	Mosie Cobbs & Dianne Cobbs	\$4,000.00	\$2,500.00	Expand Property Size
16840	0503	084007000002670	3293 Margaretta Rd. 100' x 170'	RS-6	\$8,331.39	Trena Irvin	\$4,000.00 Lot W/ Garage	\$3,500.00	Investment
12 Properties						Total	\$36,300.00		

Ward 001



001 1250 0 00021 0

Ward 021



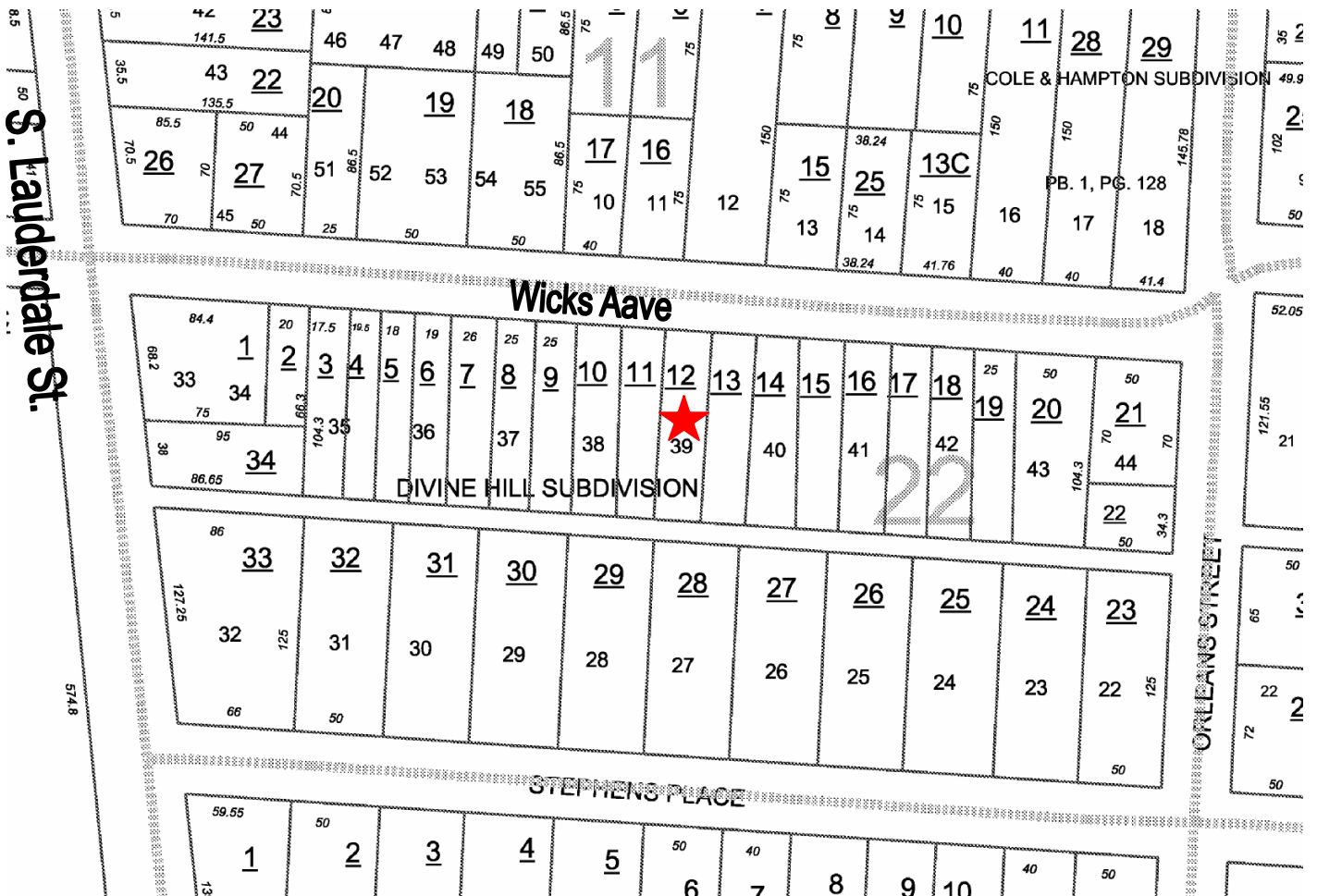
021 0050 0 00003 0

Ward 021



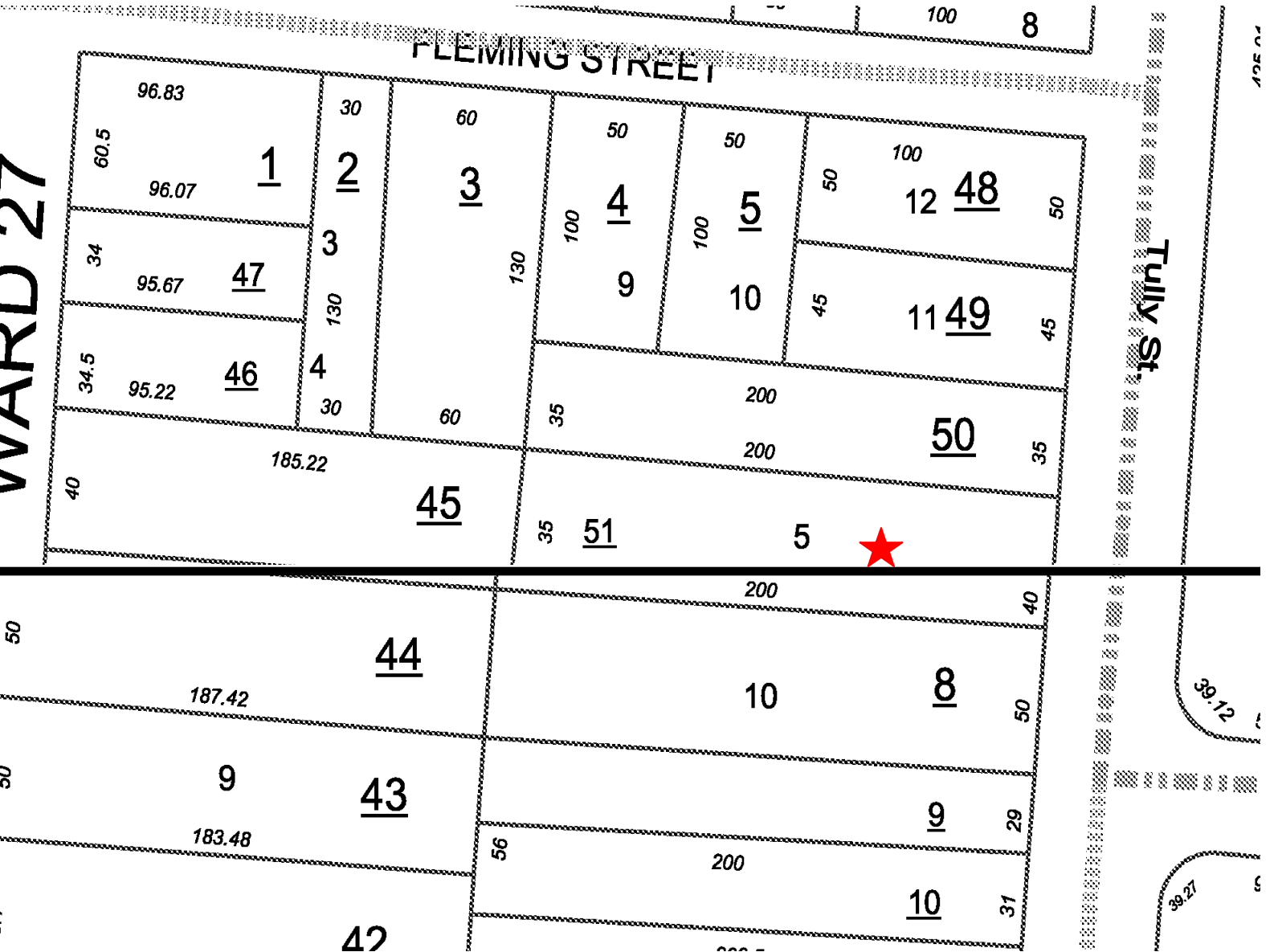
021 1070 0 00014 0

Ward 025



025 0220 0 00012 0

Ward 027



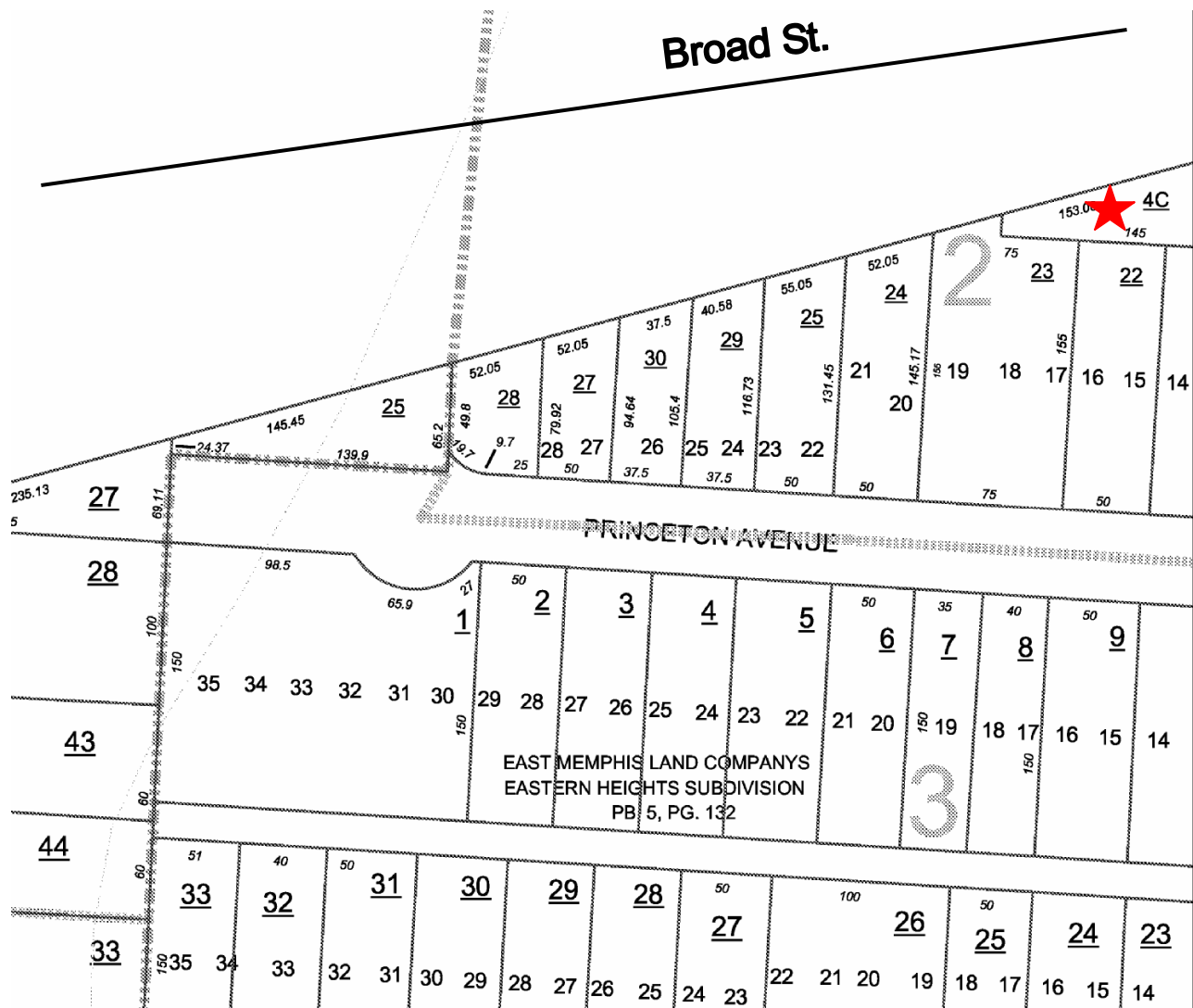
027 0020 0 00051 0

Ward 037



037 0400 0 00032 / 037 0400 0 00034 0 / 037 0400 0 00070 C

Ward 044



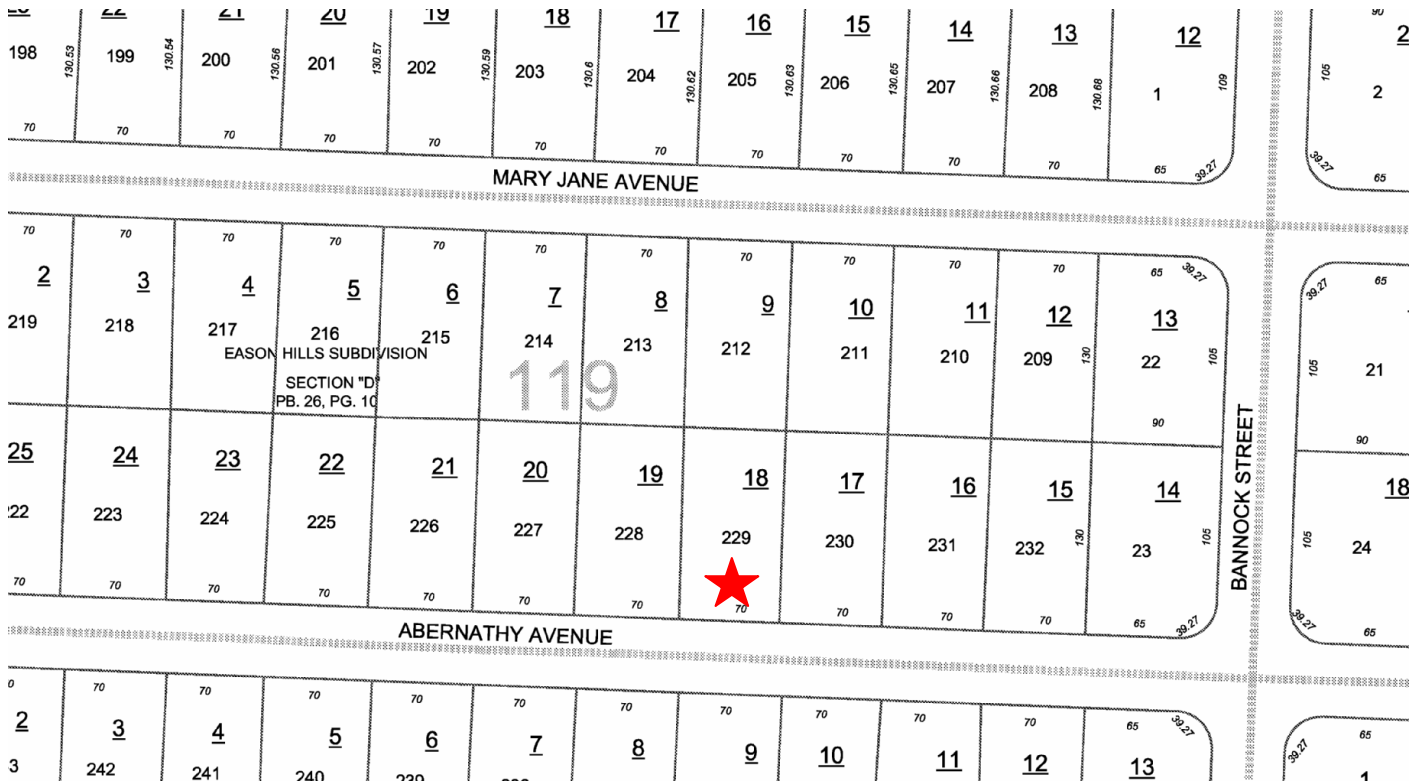
044 0020 0 00004 C

Ward 071



071 0480 D 00009 0

Ward 079



079 1190 0 00018 0

Ward 084



084 0070 0 00267 0

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Taylor Brown, Inc. Date (x) 1/6/2010
 Address: 568 Poplar Ave. 38105
 Phone 527-2411 (Ivory Taylor)
 Company Name n/a
 Company Address _____
 Subject Property Address High St.
 Subject Property ID # 001 1250 0 00021 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
 Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
 Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x)

Signature

(x)

Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Archie Lee Meadors Date 01/06/10

Address 921 Jehl Place 38107

Phone 559 283-2367

Company Name n/a

Company Address _____

Subject Property Address 921 Jehl Place

Subject Property ID # 021 0050 0 00003 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(X) Archie Lee Meadors
Signature

1-6-2010
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Roy Kent Date 01/26/10

Address 2473 Mason Ave. 38114

Phone 282-7855

Company Name n/a

Company Address _____

Subject Property Address 1018 Alaska St.

Subject Property ID # 021 1170 0 00032 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(X) 
Signature

(X) 
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Cisiro Perry Date 01/12/10

Address 815 Pawnee Ave. 38109

Phone 643-0296

Company Name n/a

Company Address _____

Subject Property Address 571 Wicks Ave.

Subject Property ID # 025 0220 0 00012 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

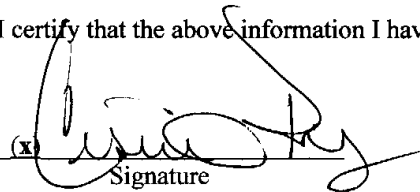
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
 Signature

(x) 1-12-10
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Mack Mathews & Derrick Doty (Partners) Date 01/12/10

Address 2927 Maplehurst St. 38127

Phone 570-9428

Company Name n/a

Company Address _____

Subject Property Address 1049 Tully St.

Subject Property ID # 027 0020 0 00051 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No /

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No /

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) [Signature]
Signature

(x) 1-10-10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Binghampton Development Corporation Date 08/20/09

Address 3000 Walnut Grove Rd. 38111

Phone 229-1774 Robert Montague

Company Name n/a

Company Address _____

Subject Property Address Forrest Ave., 2955 Forrest Ave. & 2948 Broad Ave.

Subject Property ID # 037 0400 0 00032 0, 00034 0 & 00070C

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) [Signature]
Signature

(x) 1/25/10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Tanya Robinson Date 01/11/10

Address 37 Florida Park Cl. Apt. 102 38106

Phone 331-6641

Company Name n/a

Company Address _____

Subject Property Address 2188 Durham Dr.

Subject Property ID # 071 0480 0 00009 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes No

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____

Address _____

Address _____

Address _____

Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
Signature

(x) 01/11/10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Mosie Cobbs & Dianne Cobbs (H & W) Date 01/26/10

Address 1346 Abernathy St. 38116

Phone 396/2745 / 830-8322

Company Name n/a

Company Address _____

Subject Property Address 1338 Abernathy St.

Subject Property ID # 079 1190 0 00018 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Dianne Cobbs
 Signature

(x) 1-26-2010
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trena Irvin Date 01/25/10

Address 3044 Peggy Road 38128

Phone 353-5914

Company Name n/a

Company Address _____

Subject Property Address 3293 Margaretta Rd.

Subject Property ID # 084 0070 0 00267 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Trena Irvin
 Signature

(x) 1-25-2010
 Date